

ZONING

450 Attachment 1

Schedule of Height, Area and Yard Requirements Borough of Bradley Beach

[Amended 8-8-2006 by Ord. No. 2006-12; 4-24-2007 by Ord. No. 2007-6; 10-25-2011 by Ord. No. 2011-19; 8-26-2014 by Ord. No. 2014-16; 1-8-2019 by Ord. No. 2018-1]

Zone District	Use	Location	Minimum Lot Requirements			Minimum Yard Requirements					Coverage and Height		
			Area (square feet)	Width (feet)	Depth (feet)	Principal Structure			Accessory Structure		Maximum Building Coverage (%)	Maximum Impervious Coverage (%)	Maximum Building Height (feet)
						Front (feet)	Rear (feet)	Side (feet)	Rear (feet)	Side (feet)			
R-1	All	Interior lot	5,000	50	100	15 and 25 ¹	25 ²	5 and 10 ³	5	5	35%	60%	35
		Corner lot	5,000	50	100	15 and 25 ¹	25 ²	5 and 10 ³	5	5	35%	60%	35
R-T	1 family	Interior lot	5,000	50	100	15 and 25 ¹	25 ²	5 and 10 ³	5	5	35%	60%	35
		Corner lot	5,000	50	100	15 and 25 ¹	25 ²	5 and 10 ³	5	5	35%	60%	35
	Townhouse	All	30,000	200	100	15 and 25 ¹	25 ²	5 and 10	5	5	35%	60%	35
R-B	1 family	Interior lot	5,000	50	100	15 and 25 ¹	25 ²	5 and 10 ³	5	5	35%	60%	35
		Corner lot	5,000	50	100	15 and 25 ¹	25 ²	5 and 10 ³	5	5	35%	60%	35
	2 family	Interior lot	5,000	50	100	15 and 25 ¹	25	5 and 10	5	5	35%	60%	35
		Corner lot	5,000	50	100	15 and 25 ¹	25 ²	5 and 10 ³	5	5	35%	60%	35
	Garden apartment	All	30,000	200	100	15 and 25 ¹	25	5 and 10	5	5	20%	60%	35
		Townhouse	All	30,000	200	100	15 and 25 ¹	25	5 and 10	5	5	25%	60%
GB	Business	All	5,000	50	100	None	10	None	5	5	90%	100%	40
GBW	Business	All	5,000	50	100	None	10	None	5	5	90%	100%	48
O-P	Office professional	All	5,000	50	100	None	10	None	5	5	90%	100%	40
B-O-R	Business office	All	20,000	100	100	10	10	10 and 14	5	5	50%	80%	40

NOTES:

- ¹ The minimum front yard shall be 15 feet on north-south streets and 25 feet on east-west streets.
- ² The rear yard for lots not meeting the minimum lot depth requirement, may be reduced proportionately to the existing lot depth as a percentage of required lot depth, but in no case shall they be less than 10 feet.
- ³ The minimum side yards for lots not meeting the minimum lot width requirement that exist shall be 10% and 20% of the lot width.